

# COMMERCIAL REAL ESTATE AVAILABLE FOR RENT

## **Location:**

970 Mercer Rd  
Franklin, PA 16323

## **Contact for Additional Information:**

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## **Property Details:**

970 Mercer Rd contains 3 one-story commercial buildings containing a total of 13,074 square feet situated on a 38 acre site.

## **Property Summary**

Identification Property Name: Mercer Road Commercial Buildings

Street Name: 970 Mercer Road

Municipality: Frenchcreek

Township County: Venango

State: PA

### **Property Characteristics**

Property Type: Commercial

Classification: Warehouse/garage

### **Year Built:**

Building 1: 1985 – Renovated 2023

Building 2: 2006

Building 3: 2010

### **Square Footage**

Building 1: 6,674

Building 2: 4,000

Building 3: 2,400

## PROPERTY DATA

Number of Buildings: 3

Height:16'

Foundation: Reinforced Concrete

Floor Covering: Building 1 and 2 – Reinforced Concrete. Building 3 – Gravel

Exterior Walls: Metal

Roof Type: Gabled

Roof Cover: Metal

Window Type: Double Hung

Ceiling:

Building 1 – Metal, Drywall

Building 2 – Metal with Insulation

Building 3 – Open Trusses

Interior Walls:

Building 1 – Metal, Drywall, Concrete Block

Building 2 – Metal with Insulation

Building 3 – Metal

Lighting: LED

HVAC System:

Building 1 & 2 – Wall Mounted Reznor Gas Heaters.

Building 3 - no heat

Restrooms:

Building 1 – one restroom,

Building 2 and 3 none

Electrical Service: 3 phase

Overhead Doors:

Building 1 – Two – both with openers

Building 2 - Eight – all with openers

Truck Dock:

Building 1 – Two

Building 2 & 3 - None

## PROPERTY DATA



Building 1,2 and 3



Building 1,2 and 3



Building 1 Front



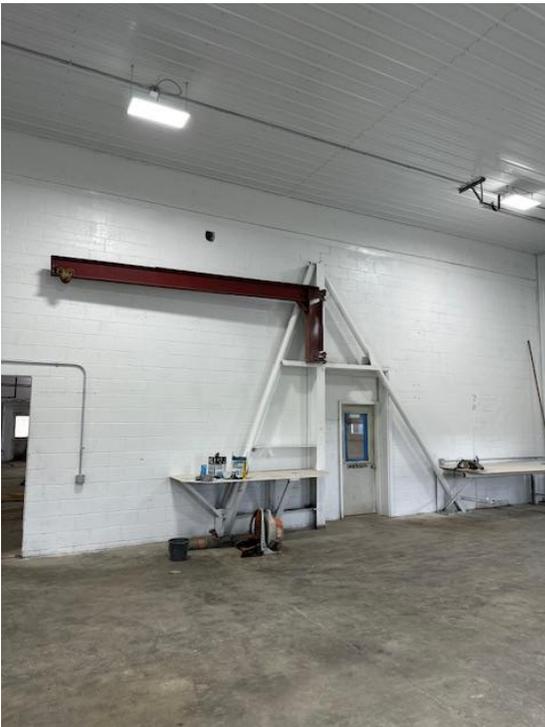
Building 1 Back



Building 1 - Side



Building 1 Inside Left from back view



Building 1 Inside Left from back view



Building 1 Inside Right from back view



Building 1 Inside Right from back view



Building 2



Building 3